

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, August 31, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Alderman Adams, Bird, Broome, Calder, Hardwick,
Linnell, Phillips, Rankin, Sweeney
and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer, offered by the Rev. Dr. George Turpin, Civic Chaplain.

ACKNOWLEDGMENT: Alderman Linnell

His Worship the Mayor acknowledged the return to the Council of Alderman Linnell who had been absent for some time due to illness. The Council joined in the welcome.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Adams,
SECONDED by Ald. Broome,

THAT the Minutes of the Regular Council meeting dated August 24, 1971, be adopted with the exception of Clause 2 in the 'In Camera' Minutes dealing with development permit at 1270 Burrard Street, which be considered later this day at the 'In Camera' session, and, except that on page 36 under 'Enquiries and Other Matters', the item respecting Road Markings be amended to refer to the area of Georgia Street, Burrard to Seymour Streets

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,

THAT the Minute of Council of August 10, 1971, shown on pages 16 and 17 regarding Cassiar/Highway 401 (Charles and William Streets), be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Bird,

THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

MOTIONS1. Policy re Deferred Motions

MOVED by Ald. Adams,

THAT when regular motions on the Council agenda are deferred on a courtesy basis for consideration at a later meeting, such motions be reintroduced on future agendas under 'Motions';

FURTHER THAT when motions are deferred due to the Council being unable to deal with the matter in view of the time factor, such motions be considered at the next regular Council meeting under the item of 'Unfinished Business' on the agenda.

- CARRIED

UNFINISHED BUSINESS

1. Commercial Transport Service:
Vancouver

MOVED by Ald. Hardwick,
THAT consideration of the motion by Alderman Wilson and Alderman Bird re Commercial Transport Service: Vancouver, be deferred to later this day for discussion under 'Motions'.

- CARRIED

2. Strathcona Rehabilitation Program
Consultants Claim for Pre-Contract
and Post-Contract Costs

The Council considered a Board of Administration report of July 8, 1971, addressed to the Standing Committee on Planning and Development regarding further claim of Birmingham and Wood, (consultants), for pre-contract and post-contract costs, and claim of Mr. J. Chislett, in connection with the Strathcona Rehabilitation Program. The Director of Social Planning/Community Development, as Chairman of the Strathcona Working Committee, recommends payment; however, the Corporation Counsel advised the City is under no legal liability and such payments would be in the nature of a grant. The Board of Administration recommends the report of the Chairman of the Strathcona Working Committee (the Director of Social Planning/Community Development) be received.

The Council noted a Board of Administration report of August 26, 1971, to the effect that the budget of the project may be exceeded by approximately \$3,400 if the consultants' additional costs are approved.

MOVED by Ald. Phillips,
THAT the recommendation of the Director of Social Planning/Community Development, set out in the Board of Administration report of July 8, 1971 and recommending payment in the amounts of \$5,500 pre-contract costs and \$731 post-contract costs to Birmingham and Wood and \$234 post-contract costs to Mr. J. Chislett, be approved.

- LOST

(His Worship the Mayor ruled before the motion was put that the matter would have to be considered on the basis of a grant and therefore required 8 votes of Council members to carry)

DELEGATION MATTERS

It was agreed to defer the following matters pending the hearing of delegations later this day.

- (a) Grant: Burnaby Ladies Pipe Band
- (b) Complaints re Capilano Stadium
Parking Lot

COMMUNICATIONS OR PETITIONS

1. Facilities Underground
Maple Tree Square

His Worship the Mayor had been requested to be in touch with the B.C. Telephone Company and request favourable consideration to installation of B.C. Telephone services underground in the Maple Tree Square area. A reply has been received, dated August 23, 1971, that the Company will put its facilities underground for the first phase of the Gastown project, i.e. involvement of Maple Tree Square. The City will be expected, however, to undertake whatever re-surfacing of the streets as may be necessary. Phases 2 and 3 will receive consideration at time of implementation.

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Facilities Underground:
Maple Tree Square (cont'd)

MOVED by Ald. Broome,

THAT this communication be received and His Worship the Mayor be requested to forward a letter of appreciation to the Company.

- CARRIED

2. Home Care Program
Intermediate Care

The Minister of National Health and Welfare, by letter dated August 23, 1971, replied to a communication from His Worship the Mayor dated June 24, 1971, in respect of Home Care and Intermediate Care Health Services. With respect to Home Care, a resolution of Council, dated April 20, 1971, was noted asking Home Care Programs be included as a Federal/Provincial cost shared health service. The Minister sets out his views on these matters and reference to negotiations with Provincial governments in respect of more comprehensive Provincial health programs.

MOVED by Ald. Bird,

THAT this communication from the Minister of National Health and Welfare be received and the whole question further discussed with the Provincial Minister of Health Services and Hospital Insurance;

FURTHER THAT in the meantime the Medical Health Officer prepare an appropriate brief setting out the saving in costs which could be anticipated if the proposed health programs were instituted.

- CARRIED

3. License Appeal

MOVED by Ald. Adams,

THAT the appeal from the action of the License Inspector in refusing a license for a retail frozen food operation be heard by Council at its next regular meeting on Tuesday, September 14, 1971.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, August 27, 1971

Works and Utility Matters

MOVED by Ald. Broome,

THAT the report of the Board of Administration (Works and Utility matters), dated August 27, 1971, be adopted.

- CARRIED

Social Service and Health Matters

Spring Street Project (Clause 1)

MOVED by Ald. Hardwick,

THAT Clause 1 of the report of the Board of Administration (Social Service and Health matters), dated August 27, 1971, be adopted;

FURTHER THAT the resolution of Council of July 13, 1971, dealing with this matter be varied accordingly.

- CARRIED
UNANIMOUSLY

sec
1070 235

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and
Health Matters (cont'd)

West Coast Reductions Ltd. (Clause 3)

MOVED by Ald. Phillips,

THAT Clause 3 of the report of the Board of Administration (Social Service and Health matters), dated August 27, 1971, be received and a copy of the information furnished to the complainants with advice that if they wish to appear before Council on the matter they may do so.

- CARRIED

Proposal re Narcotic Control and Drug Abuse
Program as submitted by Mr. Richard A. Zanders
(Clause 2)

MOVED by Ald. Sweeney,

THAT Clause 2 of the report of the Board of Administration (Social Service and Health matters), dated August 27, 1971, be adopted.

- CARRIED

Building and Planning Matters

Rezoning Application: Block bounded by
s/s West Georgia, Jervis, Alberni and
Broughton Streets: Paine and Associates
(Clause 2)

The Board of Administration submitted a report of the Director of Planning and Civic Development on an application to rezone the block bounded by s/s West Georgia, Jervis, Alberni and Broughton Streets from a C-5 Commercial District to a CD-1 Comprehensive Development District. The Technical Planning Board recommended the application be not approved. The Town Planning Commission, by letter dated August 30, 1971, recommended the property be rezoned to CD-1 Comprehensive Development District subject to certain conditions.

It was noted the developers wish to appear before Council.

MOVED by Ald. Hardwick,

THAT this clause be adopted and therefore the application be not approved.

(tabled)

MOVED by Ald. Wilson,

THAT this whole matter be tabled to the next regular meeting and the delegation request be granted if the applicant so wishes.

- CARRIED

(Alderman Broome recorded in the negative)

(In connection with the Board of Administration report on this matter, the following sentence appears on page 4:

'These plans also indicate the balance of the block being developed with additional parking, office building and apartments, with the structures being proposed at 26 and 30 storeys.'

The Planning Department has advised this should read:

'These plans also indicate the balance of the block being developed with additional parking and commercial buildings to an additional area of some 120,000 sq. ft. of approximately five storeys in height.'

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

Riley Park Community Hall Addition:
Use of portion of Capilano Stadium Property
for Off-street Parking (Clause 3)

The Board of Administration submitted, for Council consideration, a request of the Deputy Superintendent of the Park Board for approval for the use of a portion of Capilano Stadium property to provide off-street parking facilities in connection with the Riley Park Community Hall extension (30 East 30th Avenue).

MOVED by Ald. Adams,

THAT the request of the Deputy Superintendent of the Park Board be approved subject to an agreement satisfactory to the Corporation Counsel, which would include authority to repossess on two months notice, and subject to compliance by the Vancouver Art Gallery Association.

- CARRIED

Communication from Mr. F.W. Cordes
4296 and 4316 Main Street (Clause 4)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

3549 West 11th Avenue (Clause 1)

MOVED by Ald. Bird,

THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated August 27, 1971, be adopted.

- CARRIED

Finance Matters

Grant: Citizens Committee for
Public Transit (Clause 1)

The Council considered a request from the Citizens Committee for Public Transit that a grant of \$225.00 be approved in connection with the Conference on Public Transit to be held on October 2, 1971.

MOVED by Ald. Sweeney,

THAT no action be taken on this request.

- CARRIED

Grant: Engineering Undergraduate Society
at U.B.C. - Urban Vehicle Design
Competition (Clause 2)

The Council considered a request from the President of the Engineering Undergraduate Society for financial aid to assist students of the Engineering Undergraduate Society at U.B.C. to enter an Urban Vehicle Design Competition being hosted by the Massachusetts Institute of Technology.

MOVED by Ald. Broome,

THAT no action be taken on this request.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Vancouver Public Library:
Sunday Opening (Clause 3)

MOVED by Ald. Hardwick,

THAT Clause 3 of the report of the Board of Administration (Finance matters), dated August 27, 1971, be adopted.

- CARRIED

Sinking Fund and Investment Matters:
July, 1971 (Clause 4)

MOVED by Ald. Adams,

THAT Clause 4 of the report of the Board of Administration (Finance matters), dated August 27, 1971, be adopted.

- CARRIED

Grant: Volunteer Bureau of
Greater Vancouver (Clause 5)

Consideration was given to the request from the Chairman of the Volunteer Bureau of Greater Vancouver for a grant to finance a dinner on November 18th in connection with the Northwest Conference of Volunteer Bureaus, to be held in Vancouver on November 18th and 19th.

MOVED by Ald. Broome,

THAT no action be taken on this request.

- CARRIED

B. Personnel Matters,
Supplementary, August 27

Leave of Absence with Pay:
Dr. R.J. McQueen

MOVED by Ald. Bird,

THAT the report of the Board of Administration (Personnel matters, Supplementary), dated August 27, 1971, be adopted.

- CARRIED

C. Property Matters, August 27

Acquisition of Lessee's Interest:
234 Powell Street (Golden Star Rooms)
(Clause 1)

In considering this clause, clarification was requested regarding the statement 'the lessee alleges that his lease would have been renewed for a further term of 4 years but for the City's intervention'. This has reference to the acquisition by the City of the lessee's interest in the Golden Star Rooms, 234 Powell Street, which property is required for new Provincial Courts Building development.

MOVED by Ald. Adams,

THAT further consideration of this clause be deferred pending a report from the Corporation Counsel in clarification of the lessee's statement as quoted.

(see page 13)

- CARRIED

Balance of Property Matters

MOVED by Ald. Broome,

THAT Clauses 2 to 5 inclusive of the report of the Board of Administration (Property matters), dated August 27, 1971, be adopted.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Licenses: Hotels and Motels

Alderman Broome, on behalf of a Council Committee comprising himself and His Worship the Mayor, reported orally as a result of taking up with the Minister of Municipal Affairs, Victoria, the effect of the Government's Enabling Legislation resulting in the City not being able to license hotels and motels except in the case of those charging rates of \$4.00 or less per day. Alderman Broome stated the Minister suggested that the City make application to have the Provincial Legislation changed whereby Vancouver will be treated on the same basis as other municipalities in the Province in respect of this matter. He advised that this was, therefore, now a matter to be handled administratively.

MOVED by Ald. Calder.

THAT the oral report on this question submitted by Alderman Broome, on behalf of the Special Committee, be received for information.

- CARRIED

E. Mountain View Cemetery:
Seventh Renovation

The Board of Administration, under date of August 25, 1971 submitted the following report:

"The Medical Health Officer requests approval for the following project as detailed:

"As a further step in the overall renovation of the General Section of Mountain View Cemetery, it is now requested that the Seventh Renovation be approved. This 15 acres will complete the general renovation, other than those sections reserved for private societies (i.e. Masonic, I.O.O.F., Jewish) and some modifications in the Lawn Sections. The purpose of the renovation is two fold, first to reduce maintenance costs and secondly to add to the beauty of the Cemetery.

The Seventh Renovation will include an area of approximately 15 acres embracing the following sections:

Horne 1 Ranges 0 - 6 and Blocks 0 - 5

Horne 2 Blocks 3 - 6 and Blocks 11 and 12

The geographical boundaries as shown on the attached sketch are:

Northerly: parallel to 31st Ave. from Fraser St. to a point approximately 1,250' west,

Easterly: parallel to Fraser St. from 31st Ave. to a point approximately 750' south,

Southerly: parallel to 33rd Ave. from Fraser St. to a point approximately 625' and west from a point approximately 400' north of 33rd Ave. to a point approximately 625' west,

Westerly: from a point on 31st Ave. approximately 1,250' west of Fraser St. to a point approximately 325' south and from a point approximately 625' west of Fraser St. to 33rd Ave.

The estimated cost of the renovation is summarized as follows:

Labour: Grading, Cultivating and Seeding	\$ 11,895.00
Labour: Resetting Markers, Memorials etc.	10,725.20
Fringe Benefits	6,333.66
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Total Labour	\$ 28,953.86

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Mountain View Cemetery:
Seventh Renovation (cont'd)

Supplies and Rental Equipment	11,065.00
	<u>\$ 40,018.86</u>
Administration and Overhead	4,001.89
	<u>4,001.89</u>
Total Estimate	<u>\$ 44,020.75</u>

The above estimate covers regrading and levelling, reseeding entire area, and laying flat of all adaptable monuments. Funds to cover all costs are available in the Reserve for Cemetery Redevelopment Account 4759/. As a result of the renovation, there will be 880 new graves available for a potential recovery of \$30,800.00.

It is, therefore, requested that approval be given for this Seventh Renovation and that authority be given to file an application with the Public Utilities Commission to proceed with the project."

Your Board RECOMMENDS that:

- (a) The City Council approve the above Seventh Renovation as described, including preparation of such plans and records as required.
- (b) Funds in the amount of \$44,020.75 be transferred from Reserve for Cemetery Redevelopment Reserve Account 4759/
- (c) The Medical Health Officer be authorized to make the necessary arrangements with the Public Utilities Commission to proceed. "

MOVED by Ald. Bird

THAT the recommendations in the foregoing report of the Board of Administration be approved.

- CARRIED

MOVED by Ald. Broome,

THAT the Board of Administration be requested to report on a long range policy in regard to the cemetery property and alternatives for future burials.

- CARRIED

The Council (in Committee) recessed at approximately 10:45 A.M. and, following an 'In Camera' meeting in the Mayor's Office, reconvened in open session at 11:40 A.M. with the same members of Council present

F. Open Grandstands at Capilano Stadium

The Board of Administration, under date of August 27, 1971, submitted a report regarding open grandstands at the Capilano Stadium and submitted recommendations in connection therewith.

MOVED by Ald. Rankin,

THAT the matter be deferred to later this day following the hearing of delegations on complaints respecting the Stadium.

- CARRIED

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CONDOLENCES:

His Excellency Archbishop
William Mark Duke, D.D.
Freeman of the City of Vancouver

MOVED by Ald. Sweeney,

THAT the City Council record its condolences in the passing recently of His Excellency Archbishop William Mark Duke, D.D. and appropriate action be taken to express the Council's sympathy.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

**G. Construction of Storm Drain;
Musqueam Heights Development**

The Board of Administration, under date of August 24, 1971, submitted the following report:

' The Deputy City Engineer reports as follows:

"In the Musqueam Heights Development there remains a 5 acre site still to be subdivided (the former Eddie Nursery Site).

There is a creek which traverses a highway to be dedicated in the subdivision. As a condition of subdivision approval, it is a requirement that the subdivider, the Musqueam Development Company, bear the costs of the installation of a storm drain to contain the creek in the highway dedication.

A 42 inch diameter pipe would be sufficient to drain the tributary area in its present state. This is the size of pipe that the Company should be required to pay for to contain the creek.

The estimated cost of a 42 inch diameter pipe installed including engineering and overhead is \$7,875.

In 1956, the Greater Vancouver Sewerage and Drainage District declared an area tributary to this creek as a Major Drainage Area for which the creek would be a main drainage outlet. The Sewerage District considers that a 42 inch pipe would not be large enough to serve the Major Drainage Area when developed and that a 54 inch pipe would be required.

At its December 16th, 1965 meeting, the Sewer District declared the creek from Marine Drive to Musqueam Park a major drainage facility and received authority to proceed with construction of 730 feet of 54 inch diameter culvert through the Musqueam Heights subdivision when requested by the City. This culvert was constructed, the Company paying the City the estimated cost of installation of a 42 inch diameter culvert.

The present proposal is to extend the aforementioned culvert 131 feet.

If the culvert is extended, the City will be required to pay the annual assessments of the Sewer District on the total cost of the extension (estimated at \$10,500) until there is development in the tributary drainage area in the University Endowment Lands. At that time, the U.E.L. would contribute its share in proportion to the assessed value of the land and improvements in the U.E.L. to the total assessments in the area served in accordance with the regular formula for Sewer District assessments. As development takes place in the U.E.L. it would bear an increasing proportion of the annual assessments until at full development the U.E.L. would pay its full proportion.

cont'd.....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Construction of Storm Drain:
Musqueam Heights Development
continued:

Initially the City would pay approximately \$1,260 per year on a 20 year assessment basis. The payment of \$7,875 by the Company for its proportion of the cost of the 54 inch culvert installation would reduce the net capital cost to the City to an estimated \$2,625, and could be used to reduce the City's annual assessments.

I RECOMMEND:

- (a) That Musqueam Development Company pay the City the sum of \$7,875 in lieu of the installation of 131 feet of 42 inch diameter pipe to contain the creek in the proposed highway dedication of its subdivision.
- (b) That the Company's contribution to the installation of the 54-inch diameter pipe of \$7,875 be credited to the City Capital Sewer Fund. This will provide sewer capital financing for other City projects on which there will be no debt to offset debt charges payable to the Sewer Board for this project.
- (c) That the Sewerage District be requested by the City to proceed with the installation of 131 feet of 54-inch diameter pipe to contain the creek at an estimated cost of \$10,500. The Sewer Board's annual assessment for this work will be approximately \$1,260 per annum on a 20-year assessment basis decreasing as and when the portion of the drainage area in the University Endowment Lands is developed and these lands are assessed its share of the annual costs.
- (d) That the Corporation Counsel, Director of Finance and the City Engineer be authorized to complete the necessary arrangements with the Company and the Sewerage District."

Your Board RECOMMENDS that the above report of the Deputy City Engineer be adopted. '

MOVED by Ald. Bird,

THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED

H. Form of Application: Rental of
Residential Accommodation

The Chairman of the Vancouver Rental Accommodation Grievance Board reported as follows under date of August 23, 1971:

"At a meeting of the Standing Committee on General Purposes on April 29th, 1971, the Committee recommended:

'when the Chairman of the Vancouver Rental Accommodation Grievance Board receives information from the Corporation Counsel with respect to an "Application for the Rental of Residential Accommodation" that he report to Council on the matter of a suitable "rental contract" form.'

The Chairman of the Vancouver Rental Accommodation Grievance Board submits the following report:

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Form of Application: Rental of
Residential Accommodation (cont'd)

As set out in the foregoing recommendation the Chairman of the Board in conjunction with the Law Department has considered a suitable application form for the Rental of Residential Accommodation. The provisions of a standard form to cover all possible regulations of residential premises is almost impossible, due to variations, which exist between various types of residential accommodation available in the City.

Submitted for Council's CONSIDERATION is the proposed Application for the Rental of Residential Accommodation form together with an Agreement for Lease and Tenants and Landlords Covenants being part thereof, copies of which are attached.

I have sent copies of these forms to the Pacific Apartment Management Association, the Greater Vancouver Apartment Owners Association and the Vancouver Tenants Council for information."

(appended documents are on file in the City Clerk's Office)

MOVED by Ald. Phillips,

THAT this matter be referred to the Standing Committee on General Purposes for consideration, together with any comments when received from interested parties.

- CARRIED

I. Special Sidewalk Treatment:
Block 52

The Board of Administration, under date of August 30, 1971, submitted the following report:

"Your Board submits the following report of the Deputy City Engineer re the above:

"Pacific Centre Ltd., as part of the development of Block 52, is installing a terrazo topping over its plaza area. The developers have requested permission to extend this treatment on to the City sidewalks surrounding the site and have agreed that they would enter into a suitable agreement with the City, accepting full responsibility for maintenance and liability.

I RECOMMEND that Pacific Centre Ltd. be permitted to install terrazo sidewalks immediately adjacent to Block 52 on Granville Street, Robson Street, Howe Street and Georgia Street provided that they enter into an agreement satisfactory to the Corporation Counsel and City Engineer. The Director of Planning concurs in this recommendation."

Your Board RECOMMENDS the foregoing report of the Deputy City Engineer be adopted. "

MOVED by Ald. Hardwick,

THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

The Council (in Committee) recessed at approximately 12:00 noon to reconvene in open session at 2:00 P.M.

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The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members of Council present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Linnell, Phillips,
Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

3. Grant: Burnaby Ladies Pipe Band

A representative of the Burnaby Ladies Pipe Band appeared and submitted a brief dated August 31, 1971, in support of a request for a grant in connection with a Scotland trip where the band would be in competition.

MOVED by Ald. Adams,
THAT the request for a grant be not approved.

- CARRIED

4. Complaints re Capilano Stadium
Parking Lot

Mr. W. B. Pruden, on behalf of residents of the 4500 block Ontario Street, appeared complaining of dust and noise from the Capilano Stadium parking lot and the unsightly condition of park fences. It is requested the Stadium be maintained and the area around it be suitably landscaped. In respect of concrete curbs, gutters and pavement of this block, Mr. Pruden advised the necessary petition forms have been taken out and are being actioned.

MOVED by Ald. Wilson,
THAT the general matter of Capilano Stadium be referred to the General Purposes Committee for full consideration and recommendation to Council and the Board of Administration be requested to report to the Committee with respect to future use.

- CARRIED

MOVED by Ald. Hardwick,
THAT the City Engineer be requested to report to Council on curbs, gutters and pavement for this block, boulevard maintenance and perimeter security of the Stadium property.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Open Grandstands at
Capilano Stadium (cont'd)

The Board of Administration, under date of August 27, 1971, advised of the condition of the open grandstands at the Capilano Stadium, referred to particularly as the right and left field bleachers, and action which should be taken to improve the condition or demolish. Costs in this regard are set out.

MOVED by Ald. Phillips,
THAT action be taken as follows:

- (a) the right field bleacher be removed, at an estimated cost of \$7,500 when funds can be made available, the matter of disposition of the reusable structure to be the subject of further investigation and report;

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Open Grandstands at
Capilano Stadium (cont'd)

- (b) the left field bleacher be demolished immediately at an estimated cost of \$1,600;

it being anticipated that the Vancouver Art Gallery will contribute \$3,000 toward the costs involved.

- CARRIED

Property Matters (cont'd)

Acquisition of Lessee's Interest:
234 Powell Street (Golden Star Rooms)
(Clause 1)

Further consideration was given to Clause 1 of the report of the Board of Administration (Property matters), dated August 27, 1971. It was agreed there was no necessity for further report by the Corporation Counsel on this matter and therefore, it was,

MOVED by Ald. Adams,

THAT Clause 1 of the report of the Board of Administration (Property matters), dated August 27, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,

SECONDED by Ald. Adams,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Extension of C.P. Air Routes

On August 24th, Notice of Motion was submitted respecting extension of C.P. air routes, seconded this day by Alderman Linnell, and which reads as follows after an additional paragraph was added:

MOVED by Ald. Broome,

SECONDED by Ald. Linnell,

THAT WHEREAS Canadian Pacific Airlines has its headquarters and major base of operations in the Greater Vancouver area and consequently is of major economic importance to this total area:

AND WHEREAS in 1964 the Federal Government divided international routes between Air Canada and C.P. Air giving Air Canada the high density North Atlantic routes to Europe and C.P. Air the much less attractive Pacific routes;

AND WHEREAS the Federal Government is negotiating a Canada-China agreement to allow a Canadian carrier landing rights at Peking or other Mainland Chinese cities;

cont'd...

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MOTIONS (cont'd)

Extension of C.P. Air Routes (cont'd)

THEREFORE BE IT RESOLVED this Council request the Minister of Transport to designate C.P. Air as the Canadian carrier when such an agreement is concluded on the basis that it would be a logical extension of present C.P. Air routes far superior in every respect to an extension of the Air Canada Moscow route and also in accordance with the 1964 agreement;

FURTHER BE IT RESOLVED a copy of this resolution together with the Sun editorial entitled a 'Slow Boat to China' be sent to all Vancouver Members of Parliament;

AND FURTHER BE IT RESOLVED THAT a copy of the resolution, together with the Sun editorial, be forwarded to the Councils of the surrounding municipalities with the request these Councils take similar action.

- CARRIED UNANIMOUSLY

2. Commercial Transport Service:
Vancouver

The following Notice of Motion was submitted by Alderman Wilson and Alderman Bird at the Council meeting on August 10th:

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT WHEREAS the Canadian Government takes pride in Canada's leadership in the development of atomic energy for commercial use:

AND WHEREAS the taxpayers of Canada have expended millions of dollars in producing heavy water and other ancillary components in the production of atomic energy;

AND WHEREAS the Federal Crown Corporation, the Canadian National Railway is bound by agreement to operate a Commercial Transport Service out of the Port of Vancouver;

AND WHEREAS Germany with the "N.S. Otto Hahn", United States with the "N.S. Savannah", the Soviet Union with the icebreaker "N.S. Lenin", and under construction Japan's "N.S. Matsu" are about to sign the Brussels (1962) Convention on Legal Responsibility for Reactor-driven Ships;

THEREFORE BE IT RESOLVED THAT City Council urge the Minister of Transport to direct Canada to a place of leadership by designing and constructing a nuclear-driven ship to operate out of the Port of Vancouver in compliance with the "C.N.R." 1913 Agreement;

FURTHER BE IT RECOMMENDED to the Minister that Canada become the fifth nation to sign the "Brussels 1962 Convention";

FURTHER THAT this resolution be forwarded to the Prime Minister and Minister of Transport.

- LOST

(The motion was put and lost)

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MOTIONS (cont'd)

3. RM-1 Zoning

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,

THAT WHEREAS the new RM-1 zoning has not been used to any degree in Vancouver: and

WHEREAS a review of the new zoning category was promised in a reasonable length of time;

THEREFORE BE IT RESOLVED THAT the Director of Planning and Civic Development report on the problems involved in use of RM-1 zoning and that submissions be requested from interested parties (i.e. Architectural Institute, etc.) on possible amendments to the RM-1 to make it a more useful zoning category for the provision of renewal of housing - and both be reported to Council for action.

(Notice)

Notice was called by Alderman Adams, and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney -
Unclean Condition of
Street: 12th Avenue and
Burrard Street

asked the Board of Administration look into the unclean condition of the street at 12th Avenue and Burrard Street caused by gravel trucks.

Mr. Ryan agreed to do so.

Alderman Sweeney -
Drag Racing: Marine
Drive at Jellicoe Street

raised a complaint about drag racing on Marine Drive in the vicinity of Jellicoe Street and requested the matter be looked into.

His Worship agreed accordingly.

Alderman Rankin -
Greyhound Service
Garage, 939 Main Street:
Living Quarters

previously enquired respecting housing of Greyhound bus drivers in the service garage at 939 Main Street and asked the Corporation Counsel report on the powers of the Board of Variance in granting certain approvals as have been given in this case.

His Worship directed accordingly.

Alderman Phillips -
Control of Noise Emanating
from Premises

enquired respecting providing regulations whereby the owner or occupant of premises can be held liable for noise emanating from a building rather than the present requirement of having to determine the actual person responsible for creating the nuisance. In this regard the Alderman referred to a report from the Law Department, under date of August 25th and sent to him.

His Worship directed the Corporation Counsel look into the matter and report on ways and means of placing this responsibility on the owner or occupant.

Regular Council, August 31, 1971 16

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Phillips -
Invitation to be Member
of Sub-Committee on Finance:
Federation of Canadian
Municipalities

advised of an invitation to accept membership on a sub-committee on finance of the Federation of Canadian Municipalities and stated travel expenses will be involved.

It was agreed Alderman Phillips be asked to advise Council further on the matter when he is in possession of additional information.

Alderman Bird -
Burrard Inlet Fire
Protection Committee

reported progress on meetings held in an endeavour to obtain participation from neighbouring municipalities with respect to fire boat protection in the Burrard Inlet area. The Alderman advised a report should be ready in approximately one month's time.

Alderman Wilson -
Public Transit

advised Council that at a future meeting the Greater Vancouver Regional District will be required to make a decision on whether or not public transit is to be included as one of its responsibilities and therefore the City will have to consider the question. The Alderman advised it is his intention in the near future to raise the proposal that a Citizens Committee be formed of representatives of organizations in order to assist in obtaining important information on the matter.

Special Federal Workshop:
Leave of Absence - Mr. M. Cross

The Director of Planning and Civic Development reported by letter of August 31, 1971, that Mr. M. Cross of his Department has been invited to attend a workshop on Rehabilitation to be held in Ottawa, September 15th and 16th and sponsored through the Central Mortgage and Housing Corporation. It is requested, therefore, that Mr. Cross be granted four days leave of absence with pay to cover the workshop and travel times; all other expenses being paid by the Federal Government.

MOVED by Ald. Bird,

SECONDED by Ald. Adams,


THAT four days leave of absence with pay be granted accordingly.

- CARRIED

The Council adjourned at approximately 3:45 P.M.

(Please see over)

The foregoing are Minutes of the Regular Council meeting
of August 31, 1971, adopted at the meeting of September 14,
1971.


MAYOR


DEPUTY CITY CLERK

August 27th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS

- 1. Underground Mechanical and Electrical Ducts across the Lane South of Water Street, West of Abbott Street

"An application has been received from Woodward's Stores Ltd. for permission to install, across the lane south of Water Street, an underground mechanical duct and an underground electrical duct at approximately 205 feet and 210 feet, respectively, west of Abbott Street. The mechanical duct, constructed of concrete, would contain a 2½ inch steam pipe. The electrical duct would consist of four 4-inch, three 2-inch, three 1½-inch and three 1-inch conduits encased in concrete. Initially, three of the conduits only would be used to carry a 15,000 volt primary cable, a 200 pair telephone cable and emergency lighting wires. The use of the remainder of the conduits would be allocated as needed in the future.

I RECOMMEND that the application be approved, subject to the following conditions:-

- (a) Detailed plans satisfactory to the City Building Inspector and City Engineer be submitted.
- (b) Construction and maintenance of the ducts to be in accordance with all City By-Laws and satisfactory to the City Building Inspector and City Engineer.
- (c) Annual rental to be 50¢ per square foot of lane occupied by the ducts in accordance with the Encroachment By-Law.
- (d) A legal agreement satisfactory to the Corporation Counsel and City Engineer to be entered into."

Your Board RECOMMENDS that the foregoing be approved.

2. Tenders for Street Lighting Contract No. 102

The City Engineer reports as follows:

"Tenders for the installation of street lighting on Contract No. 102 were opened at the meeting of the Board of Administration on August 23, 1971, and referred to the City Engineer for tabulation and report.

The following is a tabulation of the tenders received for the installation of street lighting on Contract No. 102:

Ricketts-Sewell Electric Ltd.	\$114,474.53
C.H.E. Williams Co. Ltd.	\$115,263.99
Norburn Electric Ltd.	\$116,301.70

This is a unit price contract and the contractor will be paid for the work installed as measured on the street.

Cont'd...

Board of Administration, August 27, 1971 (Works 2)

Clause #2 Continued

The City Engineer RECOMMENDS that:

- (a) the contract for the installation of street lighting on Contract No. 102 be awarded to the Ricketts-Sewell Electric Ltd., subject to the Company entering into an agreement with the City that is satisfactory to the Corporation Counsel,
- (b) the Mayor and the City Clerk be authorized to sign the contract, and
- (c) the Bid Bonds be returned to the unsuccessful tenderers."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

FOR ADOPTION SEE PAGE(S) 583

Board of Administration, August 27, 1971 (Social 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Spring Street Project

Your Board submits the following report of the Director of Social Planning/Community Development:

"Vancouver City Council passed the following resolution at its meeting of August 13, 1971.

'That the part of the action of Council taken on July 13 in respect of the Boys' Clubs of Vancouver providing the auspices for the Spring Street Project be not acted upon at this time, and the Director of Social Planning/Community Development report on the handling of the Project through his department.'

Summary

This is a report dealing with two items: a) hiring of a Director for the Spring Street Project; and b) disbursement of \$4,000.00 of the Spring Street funds approved by Council on July 13, 1971.

The Department of Social Planning/Community Development's primary functions are planning, co-ordination of services and research. Normally, it does not engage in direct service except in the case of projects of a new and innovative nature, and then, only for an interim period.

The Spring Street Project had its beginning in this fashion. The techniques this program is experimenting with to encounter persistently delinquent behavior of boys and girls require considerable testing, analysis, staff experience and time for refinement to develop the sophistication and successful application desired. This has not been achieved to date.

Given these characteristics, it is suggested that the project remain under the close scrutiny of the Department of SP/CD until the techniques are refined and research indicates the nature and extent of their success or failure. Further, it is suggested that departmental supervision is clearly interim and should not exceed two (2) years.

It is essential that a Project Director be hired immediately to initiate the program and generate esprit de corps and momentum such programs require to approach success. It is proposed that the Project Director be directly responsible to the Director of Social Planning/Community Development.

The position of Project Director has been discussed with the Acting Director of Personnel Services respecting classification and salary and he reports as follows:

Cont'd...

Board of Administration, August 27, 1971 (Social 2)

Clause #1 Continued

'In accordance with the above recommendation of the Director of Social Planning/Community Development that a new temporary position be established to head up the Spring Street Project, I have prepared the following salary and classification recommendations for Council's consideration.

The incumbent, who will be designated by the working title of "Spring Street Project Director" will be responsible for planning and directing a special delinquency prevention program for juveniles on a city-wide basis. The "Director" will study, and implement when desirable, innovative techniques and ideas relating to youth in conflict with the law, and for ensuring that the project's staff, facilities and budgeted funds, are utilized as effectively as possible. For these purposes, considerable contact with various national, provincial, and community agencies will be maintained.

I have been advised by the Director of Social Planning/Community Development that this position will be required for a two year period, that is, until the program is sufficiently refined to be placed elsewhere.

This position, although not exactly similar to the classification of "Co-ordinator, Local Area Services" Class No. 381, is at an equivalent level of complexity and responsibility and does fall within the broad terms of that classification. I, therefore, recommend that it be so classified effective when adopted. I further recommend that advance authority be granted to the Director of Personnel Services to fill this position at any step in the salary range (Pay Grade 28 \$922-\$1,104) as required. It is also recommended that an auto allowance on a regular basis be established for this position. This report has been discussed with the Assistant Business Manager, Municipal and Regional Employees Union, who is in agreement.'

SUMMARY

<u>Incumbent</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
One NEW Temporary Position (approx. two years)	Co-ordinator, Local Area Services P.G. 28(\$922-1104) (Spring Street Project Director)	When Adopted

1971 2nd half rates

A report dealing with line and secretarial staff for the Spring Street Project will be submitted to Council at a later date.

A skeleton street staff will continue to operate until a Director is hired. Funding for the months of July and August in the amount of \$2,000 per month (total \$4,000) was approved by Council on July 13, 1971. Council's approval to pay these funds to Neighbourhood Services Association, the agency currently administering project funds, will enable present street staff to carry on until a Project Director is hired and the project is organized.

Cont'd...

Board of Administration, August 27, 1971 (Social 3)

Clause #1 Continued

Therefore, the Director of SP/CD recommends that:

- (a) The Spring Street Project be an operational component of the Department of Social Planning/Community Development for an interim period not to exceed two (2) years.
- (b) The temporary position of Project Director, Spring Street Project, pay grade 28, be approved as recommended by the Acting Director of Personnel Services.
- (c) The Project Director, Spring Street project be directly responsible to the Director of Social Planning/Community Development.
- (d) Funds for the months of July and August totalling \$4000 already approved by Council on July 13, 1971 be paid to Neighbourhood Services Association."

Your Board RECOMMENDS the approval of the recommendations of the Director of Social Planning/Community Development.

FOR ADOPTION SEE PAGE(S) 583

2. Proposal re Narcotic Control & Drug Abuse Program as Submitted By Mr. Richard A. Zanders

The Medical Health Officer reports as follows:

"Mr. Zanders has submitted to City Council a very lengthy proposal entitled 'Affirmative Action Plan on Drug, Narcotic and Hallucinogenic Usage and Dependence'. In a covering letter Mr. Zanders has requested that Council consider his proposal. I asked the Drug Committee of the Health Department to review Mr. Zanders' proposal in great detail and, after reviewing the material again myself, the following assessment is made.

Mr. Zanders proposed a pilot project of some 20 years' duration which essentially involved

- a) the development of a treatment facility capable of handling 15-20 residents and 50-60 outpatients per day,
- b) a treatment program developed and implemented by young people who are expected to carry out relatively sophisticated therapeutic procedures after three months of training,
- c) a community education program of unclear dimensions.

The treatment and education program does not appear to be sufficiently new to justify the creation of a separate organization with substantial funding. Mr. Zanders' proposal is to cost \$545,000. in the first year, and \$365,000. per year thereafter. The initial year's cost being inclusive of a \$125,000. capital sum for the establishment of the centre of operations and treatment facility.

The elements of Mr. Zanders' proposal already exist in Vancouver. The Narcotic Addiction Foundation operate 'The House', which is a drop-in and residential facility for those persons involved in soft drug misuse and in need of information about drugs. This facility has a full-time medical person associated with its operations and many volunteer staff. The Crisis Centre operate the 'Now' line, and a flying squad which will attend to drug emergencies in the community. The Health Department in Vancouver and the Vancouver School Board share in many educational activities within the school year on drug abuse. This joint operation is not always sufficiently equipped with suitable material and resource funds. The Narcotic Addiction Foundation also has a Province-wide mandate to undertake community education programs, but, here again, their activities may be inhibited by a lack of sufficient funds.

Cont'd...

Board of Administration, August 27, 1971 (Social 4)

Clause #2 Continued

In view of the fact that senior levels of government have accepted much of the responsibility for financially supporting the drug control programs, and since the Narcotic Addiction Foundation is the logical central agency to be the recipient of this support and to carry out the therapeutic and educational programs, it is likely that a new program with similar mandate and intent, but with much larger funding, would not be the most effective way of improving the community's resources. I would, therefore, like to recommend that Vancouver City Council acknowledge receipt of Mr. Zanders' proposals, explain that the letter has been reviewed by the City's Health Department, and advise Mr. Zanders that the program as outlined should be discussed primarily with the Narcotic Addiction Foundation of British Columbia."

Your Board RECOMMENDS that the foregoing recommendation of the Medical Health Officer be approved.

(A copy of the plan is on file in the City Clerk's office)

INFORMATION:

3. West Coast Reduction Ltd.

The following is an extract from the Minutes of the Vancouver City Council meeting of August 10, 1971:-

"Alderman Phillips referred to a report he received from the Director of Permits & Licenses, under date of July 23rd, commenting on odours from the West Coast 'Rendering' Limited operation at 105 North Commercial Street and referring to complaints.

The Director advised of action taken by the company to improve the situation and that provision had been made to install further control equipment if required. In view of the high cost of equipment, however, and the possibility that the situation may not improve to any real extent, the company has not been requested to install it.

Alderman Phillips requested the Director of Permits & Licenses be asked to advise Council on what the cost might be to install this additional equipment.

His Worship the Mayor so directed."

Mr. L. Aquilini, Zen & Aquilini Construction, 2228 Franklin Street, wrote to the City Clerk on August 18, 1971 complaining about odours from West Coast Reduction Ltd. Mr. A.C. Pritchard, 2304 East Georgia Street, wrote to the Mayor and Council on August 14, 1971 regarding obnoxious odours from West Coast Reduction Ltd. and asked that he have the opportunity to meet Council in this regard. Mr. Pritchard's letter was accompanied by a petition signed by approximately 116 persons residing predominantly in the area bounded by Nanaimo and Victoria, Triumph and Parker Streets. The managers of twelve apartment buildings in the area also signed the petition.

The Director of Permits & Licenses reports that:-

"I am advised that the cost requested by Alderman Phillips would be between \$100,000 and \$175,000. Attached is a letter from Mr. J. Diamond, President of West Coast Reduction Ltd. in which he relates what the company has done regarding odour control, as well as what their future plans are. In summary, he states that:-

Cont'd...

Board of Administration, August 27, 1971 (Social 5)

Clause #3 Continued

- (a) West Coast Reduction Ltd. have invested over \$100,000 for odour control on the recommendation of the B.C. Research Council.
- (b) The company is continuing to work with the B.C. Research Council in order to further evaluate odour control systems.
- (c) Mr. Diamond is sending one of his plant officials to review the efficiency of an odour control system in a similar plant in Montreal and the information obtained from this visit will be reviewed by the B.C. Research Council."

Your Board submits the report of the Director of Permits & Licenses for the INFORMATION of Council.

(Copies of letters and petition relevant thereto are circulated for the information of Council.)

DELEGATION REQUEST - Mr. A. C. Pritchard

FOR ADOPTION SEE PAGE(S) 584

Board of Administration, August 27, 1971 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION & INFORMATION

1. 3549 West 11th Avenue

On August 7, 1971, Mr. S. McClarnon of 3566 West 11th Avenue sent a petition, signed by approximately 18 persons, to His Worship Mayor Campbell stating, among other things, that the building at the above address was not being occupied as a single family dwelling.

The Director of Permits & Licenses reports as follows:

"Inspections show that the building in question is an older, 1½ storey frame building, structurally sound but its exterior appearance could be improved. The yards are not well kept but not to the degree that action under the Untidy Premises Bylaw can be taken.

The building is occupied by a man, his wife, children and several unrelated guests in contravention of the Zoning & Development Bylaw which permits only two boarders or lodgers in addition to the single family. The property owner and the tenant now occupying the building have been advised of the bylaw infraction and requested to restore it to its approved occupancy. Further inspections will be made to enforce the above requirements.

A camper body is stored in the rear yard of the premises which the occupants of the building state is not used as separate living or sleeping quarters and no evidence in this regard was found. From time to time there has been a problem of garbage at this site but the Health Department advise that this is under control. In their letter of complaint the petitioners also mention the matter of noise. The Police Department who enforce the Anti-Noise Bylaw have contacted Mr. S. McClarnon, with respect to this matter. It is also alleged that an excessive number of dogs are present on this site. The City Pound advises that they have received no complaints since May regarding an unusual number of dogs at this address."

Your Board submits this report of the Director of Permits & Licenses for Council INFORMATION, and RECOMMENDS that a copy be sent to the complainant.

2. Rezoning Application: Block bounded by
South Side of West Georgia, Jervis, Alberni
and Broughton Streets (Lots 8 - 13, Block 31,
D.L. 185

The Director of Planning and Civic Development reports as follows:

"An application has been received from Charles T. Paine of Paine & Associates, 2380-1055 West Hastings Street, requesting an amendment to the Zoning and Development By-law whereby the above described property would be rezoned from a C-5 Commercial District to a CD-1 Comprehensive Development District.

The applicant states the purpose of his application is: "a comprehensive development of the site with an observation tower for Vancouver, including revolving restaurant, souvenir facilities and parking accommodation, and in a second stage of development, commercial, office space and parking expansion."

cont'd....

Board of Administration, August 27, 1971 . . . (BUILDING - 2)

Clause #2 continued:

These lands have a total frontage of 396' on both West Georgia and Alberni Streets and a depth of 131', which is basically a 1/2 City block in this area of the City. The property is currently zoned C-5 Commercial, as are all the lands on both sides of Georgia Street between Nicola and Bute Streets. The lands to the north and south are zoned C-3 Commercial.

The regulations for both District Schedules are the same, with the exception of parking requirements being more restrictive in the C-5 District Schedule. The height of a building shall not exceed 8 storeys or 100'. The Director of Planning and Civic Development, in the exercise of his discretion, may increase the height set forth herein, provided that the said building complies in all other respects with the regulations contained in this section.

Submitted with the application are 2 bound copies of "An Observation Tower for Vancouver", and one additional set of plans, in sections, together with written submissions. The letter dated July 13, 1971, by Mr. Paine, states in part:

"The effect of the design on both the overall cityscape and the immediate environs has received careful study and revisions have been made after initial meetings with your departments. We consider the relationship of this prominent feature with the concentration of other existing and proposed buildings in the City to be good from the proposed location. The ground levels are being kept open as much as possible to compliment the shaft structure. A series of stepped public plazas are included following the general change of levels of the surrounding streets which vary by as much as 36 feet in elevation.

The drawings show in detail, plans for the first stage of development which covers the tower itself, its own parking and the immediate plazas on approximately half the block. The second stage has not yet been planned in detail but it will be limited to commercial and office use. It is understood that it will be constructed on a continuation of the plaza system and with additional parking as necessary.

The tower development (stage one) has a gross usable floor area, not including parking, of 40,000 square feet. The area of stage two development for floor space ratio calculations would be limited to 120,000 square feet making a total on the site of 160,000 square feet of usable gross floor area above plaza level. The site area is 51,876 square feet."

In the brochure submitted by Mr. Paine, headed 'The Concept', 'The Structure' and 'Accommodation Summary', it states in part:

"Simply stated, the proposal is to provide observation and dining facilities at the top of a very high tower. This concept is not new. Such towers exist throughout the world usually in locations with a large tourist traffic and sometimes with a special view, although height alone tends to make any view dramatic. In Vancouver, we have advantages in both these aspects, a large resident and tourist populations and unparalleled views.

cont'd....

Board of Administration, August 27, 1971 (BUILDING - 3)

Clause #2 continued:

The distant prospect for this tower will be a ring of ocean and mountain view and fantastic closer views from the location midway between Stanley Park and the Downtown on one axis and between English Bay and Burrard Inlet on the other.

In addition to the site's location in the middle of this panorama, it is in a hollow of comparatively low density developments, kept this way by present zoning restrictions. The heavy density downtown core and the apartment concentrations are far enough away that they do not compete with the tower's height even if much higher buildings were to be built in those areas.

The present zoning laws would permit a commercial development with a floor space ratio of 5.0. This would mean a possible maximum floor area of approximately 260,000 on the entire site.

The tower as proposed contributes only a small area to the floor space ratio, leaving unused a large area available for another commercial development on the site. The nature of this latter development is not detailed in this report, but we are proposing a scheme that complements the dramatic emphasis of the tower. Those considerations have a great effect on the total economic considerations, especially when the high cost of the land is borne in mind.

A parking structure accommodating the tower's requirements only is shown on the plans for the purpose of the analysis. This, of course, would be expanded and integrated with the remaining development, shown on the drawings as Stage 2.

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The height of the tower to the observation floor is 660 feet above average street level, which is 822 feet above the sea level and the top of the antenna is at an elevation 900 feet above sea level. It would be the highest observation tower on the American continent and the tallest structure in Canada. This height was chosen bearing in mind the relationship to existing and probable buildings in the city.

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Parking	177 car spaces in the first stage.
Restaurant	Seating for 340 diners in the revolving section with additional space for waiting, etc.
Main Kitchen	2,700 square feet on the restaurant level.
Cocktail Lounge	Seating for 80 persons.
Night Club Floor	Capacity for approximately 290 persons in night club or banquet area with space for 60 additional seats for private dining or convention use.

cont'd....

Board of Administration, August 27, 1971 . . . (BUILDING - 4)

Clause #2 continued:

Observation Level	Enclosed space of approximately 2,700 square feet with additional souvenir stands, coffee shop (cafeteria) and administrative offices. Open observation area of about 8,500 square feet.
Roof Top	A level at the highest part of the building providing an observation level accessible by stairs only.
Special Equipment	Transmitting antenna and meteorological recording equipment could be accommodated."

The sketch plans submitted, prepared by Paine & Associates, Architects, indicate the observation tower being 660' above Georgia Street, the restaurant and night club being located on the 2 floors below the observation area, with the total height, including the mast, being approximately 796' above Georgia Street, with a plaza level at the base of the tower being approximately 7' above the street grade at the corner of Broughton and Georgia Streets. These plans also indicate the balance of the block being developed with additional parking, office building and apartments, with the structures being proposed at 26 and 30 storeys.

The tower development was referred to the Design Panel by the Technical Planning Board for advice and this form of development was not considered acceptable by the Design Panel, as it was an unsuitable form of development in this location, and as such would prejudice Vancouver's natural mountain setting; also, the site size is much too small. The Technical Planning Board agreed with the views of the Design Panel.

The Town Planning Commission will be considering this application at their meeting on Friday, August 27th and will be reporting immediately afterwards for the information of Council.

The Technical Planning Board, on August 6, 1971, RECOMMENDED that the application be not approved, for the following reasons:

1. The rezoning of these lands to a CD-1 Comprehensive Development District is inappropriate in this area.
2. The scheme of development is considered inappropriate and incompatible in this area of the City, and with the surrounding properties."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development (in his capacity as Chairman of the Technical Planning Board) be approved.

Board of Administration, August 27, 1971 (BUILDING - 5)

CONSIDERATION

3. 30 East 30th Avenue:
Riley Park Community Hall Addition

With reference to the communication dated August 3, 1971, addressed to the City Clerk from W.C. Livingstone, Deputy Superintendent of the Board of Parks and Public Recreation, the Director of Planning and Civic Development reports as follows:

"On July 30, 1971, a Development Permit Application #56342 was submitted by Toby, Russell, Buckwell & Associates, Architects, on behalf of the Parks Board to construct an 11,400 sq. ft. addition to the existing community centre, to provide a gymnasium, multiple purpose room, athletic room and teen room. This addition removed some existing off-street parking on the community centre site.

The revised application indicated retaining 108 spaces on their own site and providing the additional required 84 off-street parking spaces on the Capilano Stadium site, between the Stadium building and Ontario Street, such parking area to be blacktopped, planted and maintaining a landscaped setback from Ontario Street. The area currently is gravelled, somewhat untidy and appears to have very little use.

The Technical Planning Board on July 30, 1971, after consulting with the Town Planning Commission, approved the addition, subject to a number of conditions:

1. Prior to the issuance of the development permit,
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b) a separate development permit application is to be filed and issued to the satisfaction of the Director of Planning for the provision of the off-street parking facilities on the neighbouring site across Ontario Street;
c) approval is to be first obtained from City Council for the use of the City owned Capilano Stadium site for off-street parking facilities;
d) revised drawings are to be first submitted to the satisfaction of the Director of Planning indicating the provision of and details of a minimum 192 off-street parking spaces to be provided in accordance with the Zoning and Development By-law, including surfacing and curbing dimensions.
2. The off-street parking areas on this site and the off-street parking facilities to be provided on the Capilano Stadium site shall be provided within 60 days from the date of any use or occupancy of the proposed development including surfacing, curbing and screening, and thereafter shall be permanently maintained as off-street parking facilities for the said development at 30 East 30th Avenue, being Block 1, 2 & 4, D.L. 634, and further, that if at any time the 84 parking spaces provided for this development on the Capilano Stadium site are no longer available for this purpose, they shall be provided on the Riley Park site in compliance with Section 12 of the Zoning and Development By-law within 30 days.
3. All landscaping and treatment of the open portions of the site are to be provided in accordance with the approved drawings within six months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.'

cont'd....

Board of Administration, August 27, 1971 (BUILDING - 6)

Clause #3 continued:

City Council, at its meeting of March 30, 1971, passed the following motion, following receipt of a report of the Board of Administration dated March 25, 1971:

'THAT the City Council approved the recommendation of the Director of Social Planning/Community Development that the Capilano Stadium be turned over to the Vancouver Art Gallery Association, effective April 1, 1971, for a period of 12 months for the various activities outlined in the Board of Administration report of March 25, 1971, including baseball, subject to the following:

- (a) the cost of operation for the year not to exceed \$42,000.00
- (b) approval being received from the Vancouver Art Gallery Association

- Carried'

Mr. Livingstone is now requesting the approval of Council for the use of a portion of the City owned Capilano Stadium to provide the off-street parking facilities.

If Council wishes to approve such use, it is recommended that it be subject to an agreement satisfactory to the Corporation Counsel, which should include authority to repossess on two months notice, and subject to compliance by the Vancouver Art Gallery Association."

Your Board refers the report of the Director of Planning and Civic Development to Council for their consideration.

INFORMATION

- 4. Communication from Mr. F.W. Cordes
4296 and 4316 Main Street

The Director of Planning and Civic Development reports as follows:

"From a check of various City records and examining reports in the Department of Permits & Licences following several complaints from Mr. Cordes regarding the subject properties, the use of these properties as a welding and fabricating shop is a non-conforming use.

Attached is a statement signed by Olga Vogt, Director, The Five Sisters Investments Ltd., indicating the welding shop has been continually used for the past 18 years, with the exception of a period between June 1st and June 15th, 1970. Also submitted is a letter dated October 28, 1970, (unsigned) from Airmatic Sales Ltd., attaching a petition from surrounding owners and operators stating they have no objection.

Up until June 18, 1956, a workshop was a permitted use in a C-2 Commercial District, which would include welding, certain fabrications, etc. The subject lands have been zoned as a commercial use since 1931 and are still zoned C-2 Commercial.

City records and inspection do not indicate the subject properties ceasing operation for a period of 90 days or greater; therefore, no action may be taken as Section 563 of the Vancouver City Charter, dealing with non-conforming uses, states in part:

Board of Administration, August 27, 1971 (BUILDING - 7)

Clause #4 continued:

'A lawful use of premises existing at the time of coming into force of a zoning by-law, although such use is not in accordance with the provisions of the by-law, may be continued; but, if such non-conforming use is discontinued for a period of ninety days, any future use of those premises shall be in conformity with the provisions of the by-law.'

The properties to the East across Watson Street are zoned as an RS-2 One Family Dwelling District. City records indicate the dwelling at 4296 Watson Street, occupied by Mr. Cordes, was constructed some time after October 19, 1957, when a development permit was issued to Bateco Construction Ltd., 1366 S.W. Marine Drive, to construct a one-family dwelling thereon.

Under the circumstances and the information available, no action may be taken by the City to terminate the present use of the buildings at 4296-4316 Main Street."

Your Board submits the matter to Council for INFORMATION

DELEGATION REQUEST - Mr. F.W. Cordes

(circulated are copies of correspondence mentioned in this report and from Mr. F. W. Cordes)

FOR ADOPTION SEE PAGE(S).....584-585

BOARD OF ADMINISTRATION, August 27th, 1971 (FINANCE) 1

FINANCE MATTERS

CONSIDERATION

1. Grant: Citizens Committee for
Public Transit

In a communication dated August 20th, the Acting Secretary for the Citizens Committee for Public Transit requested the City give a grant of \$225.00 towards a conference on Public Transit and its Implications. This conference will be held on October 2nd, 1971. Details of the conference are set out in the letter, copies of which, together with the budget, are circulated to Council.

The Committee applied to the Citizens Branch of the Federal Secretary of State's Office for a grant of \$966.00 and they have pledged in the amount of \$225.00 from community organizations.

Your Board notes that Council has dealt with somewhat similar requests in the past as follows:

January 1967	Canadian Federation of University Women - Grant re Conference	Not approved
February 1968	Canadian Women's Press Club Luncheon re Conference	No action

Your Board submits the foregoing for the CONSIDERATION of Council

2. Grant: Engineering Undergraduate Society
at U.B.C. - Urban Vehicle Design
Competition

In a communication, dated August 4, 1971, Mr. D. Aldrich, President of the Engineering Undergraduate Society, advised that the Massachusetts Institute of Technology is hosting an Urban Vehicle Design Competition for engineering students at universities throughout North America. Entrants are required to design and build a prototype urban vehicle with emphasis on emission control, passenger safety and inexpensive repair cost for low speed collision damage.

The Engineering Undergraduate Society at U.B.C. is fielding an entry along with 27 other North American universities. (Western Ontario is the only other Canadian entry at this time.)

The Society is requesting financial aid from the City to assist in entering this competition. Details of the request, together with information respecting estimated expenses and the funds received to date, are set out in the communication, copies of which are circulated.

Samples of similar requests are not available.

Your Board submits the foregoing matter to Council for CONSIDERATION.

611(a)
BOARD OF ADMINISTRATION, August 27th, 1971 (FINANCE) 2

RECOMMENDATIONS

3. Vancouver Public Library - Sunday Opening

Your Board has received the following report from the Director of Finance.

"On October 3, 1967 City Council approved library service on Sundays for the Central Library, to commence January 1, 1968. Since that time the Central Library has provided library service each year from approximately the last week in September to April 30 and has not been open during the summer.

During preparation of the budget estimates for 1971 the Library did not include any funds for the Sunday staffing for the period September to December 1971. They should have included an estimate but did not do so as the Collective Agreement with the Vancouver Public Library Staff Association was under review regarding the exact staffing details for Sundays. Agreement has now been reached and if Sunday service is to continue then funds must be provided. As the necessary funds can be provided from within the Departmental budget,

I recommend

That \$3,200 be transferred from within the Library departmental 1971 budget to cover the staff costs of Sunday library service from September 26, 1971 to December 19, 1971."

Your Board RECOMMENDS that the recommendations of the Director of Finance be approved.

4. Sinking Fund and Investment Matters - July 1971

- (a) Security transactions during the month of July, 1971
(b) Summary of Securities held by the General and Capital Accounts as at July 31, 1971

(a)

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Yield %</u>
<u>Bank Deposit Receipts Purchased for Redemption in July, 1971</u>						
July 2	Bank of Nova Scotia	July 30/71	\$2,707,787.84	\$2,700,000	28	3.76
12	Cdn. Imp. Bank of Commerce	July 15/71	1,000,308.22	1,000,000	3	3.75
12	Cdn. Imp. Bank of Commerce	July 16/71	500,205.48	500,000	4	3.75
27	Mercantile Bank of Canada	July 30/71	600,178.77	600,000	3	3.625
			<u>\$4,808,480.31</u>	<u>\$4,800,000</u>		
<u>Bank Deposit Receipts Purchased for Redemption in 1971 after July 31, 1971</u>						
July 2	Banque Can. Nationale	Aug. 13/71	\$1,909,018.49	\$1,900,000	42	4.125
5	Mercantile Bank of Canada	Aug. 27/71	905,567.18	900,000	53	4.26
5	Mercantile Bank of Canada	Aug. 30/71	2,918,954.08	2,900,000	56	4.26
5	Mercantile Bank of Canada	Aug. 31/71	4,227,940.93	4,200,000	57	4.26
5	Banque Can. Nationale	Aug. 13/71	1,807,789.32	1,800,000	39	4.05
5	Banque Can. Nationale	Aug. 16/71	904,194.25	900,000	42	4.05
5	Banque Can. Nationale	Aug. 23/71	1,809,967.81	1,800,000	49	4.125
5	Banque Can. Nationale	Aug. 26/71	603,526.03	600,000	52	4.125

. . . Cont'd

Clause 4 Continued

6	Banque Can. Nationale	Sept. 14/71	706,041.10	700,000	70	4.50
6	Banque Can. Nationale	Sept. 15/71	5,649,019.18	5,600,000	71	4.50
6	Banque Can. Nationale	Sept. 16/71	706,213.70	700,000	72	4.50
6	Banque Can. Nationale	Sept. 24/71	2,324,657.53	2,500,000	80	4.50
6	Banque Can. Nationale	Sept. 28/71	808,284.93	800,000	84	4.50
6	Banque Can. Nationale	Sept. 29/71	707,335.62	700,000	85	4.50
6	Banque Can. Nationale	Sept. 30/71	5,054,486.30	5,000,000	86	4.625
7	Bank of Montreal	Oct. 15/71	2,532,465.75	2,500,000	100	4.74
7	Bank of Montreal	Oct. 29/71	2,537,167.12	2,500,000	114	4.76
8	Royal Bank of Canada	Oct. 14/71	506,430.41	500,000	98	4.79
8	Royal Bank of Canada	Oct. 15/71	2,633,849.86	2,600,000	99	4.80
8	Royal Bank of Canada	Oct. 25/71	1,217,308.60	1,200,000	109	4.83
8	Royal Bank of Canada	Oct. 29/71	1,725,683.51	1,700,000	113	4.88
9	Royal Bank of Canada	Oct. 27/71	811,644.93	800,000	110	4.83
9	Royal Bank of Canada	Oct. 28/71	710,281.95	700,000	111	4.83
19	Toronto Dominion Bank	Sept. 7/71	1,005,972.60	1,000,000	50	4.36
19	Royal Bank of Canada	Nov. 15/71	1,423,050.14	1,400,000	119	5.05
21	Bank of Montreal	Oct. 29/71	708,821.92	700,000	100	4.60
21	Bank of Montreal	Nov. 16/71	812,362.52	800,000	118	4.78
28	Bank of B.C.	Nov. 30/71	1,424,212.33	1,400,000	125	5.05
			<u>\$49,292,248.09</u>	<u>\$48,800,000</u>		

SINKING FUND TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Yield %</u>
<u>Bank Deposit Receipt Purchased</u>						

July 16	Bank of Nova Scotia	Mar. 15/72	<u>\$518,311.55</u>	<u>\$500,000</u>	243	5.501
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<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos</u>	<u>Yield %</u>
<u>Debentures Purchased</u>							

July 15	✓ City of Van. 8%	July 15/86	<u>\$1,463,871.44</u>	\$100.00	<u>\$1,463,871.44</u>	15/0	8.00
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✓ Direct issue of local improvement by-law to sinking fund.

(b) GENERAL AND CAPITAL

Summary of Securities Held as at July 31, 1971

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cost or Book Value</u>
<u>Short Term</u>		
Bank Deposit Receipts due 1971	<u>\$50,299,776.86</u>	<u>\$49,800,000</u>
<u>Medium Term</u>		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	<u>\$ 200,000.00</u>	<u>\$ 200,305.59</u>

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance in Sinking Fund Matters for July, 1971 be confirmed.

BOARD OF ADMINISTRATION, August 27th, 1971 (FINANCE) 4

CONSIDERATION

5. Grant - Volunteer Bureau of
Greater Vancouver

In a communication dated August 24th, Mrs. C.J. Oliver, Chairman of the Volunteer Bureau of Greater Vancouver requested a grant of \$190.00, the cost of financing a dinner on Thursday, November 18, at the Biltmore Hotel. This dinner will be in connection with the Northwest Conference of Volunteer Bureaus which will be held in Vancouver on November 18th and 19th when approximately 40 delegates, representing Oregon, Washington, Yukon Territories, Alberta, Manitoba and seven British Columbia communities, will be in attendance.

Mrs. Oliver advises that if Council wishes, she will be pleased to appear as a delegation to give further information respecting this conference.

Your Board notes that Council has dealt with similar requests as follows:

- | | | |
|-----------------|---|----------------------------|
| 1. January 1971 | Historic Sites and
Monuments Board of
Canada - Dinner | Up to \$250.00
Approved |
| 2. April 1971 | International Realtors
Assist in Hosting a
Reception | No action |
| 3. July 1971 | Girl Guides of Canada
Assist in Hosting a
Luncheon | No action |

Your Board submits the foregoing report for the CONSIDERATION of Council.

(Copies of the communication from the Volunteer Bureau of Greater Vancouver dated August 24th are circulated for Council's information.)

FOR ADOPTION SEE PAGE(S) 585-586

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTAugust 27, 1971RECOMMENDATION

1. Leave of Absence with Pay - Dr. R.J. McQueen
-

The Medical Health Officer reports as follows:

"Dr. R.J. McQueen, Director of Mental Health Services, City of Vancouver Health Department, wishes to visit Toronto to discuss mental health problems and services with senior staff involved in the delivery of such service to the City of Toronto and its suburbs.

Dr. McQueen is prepared to meet all expenses involved in this trip, but requests two and one-half (2.1/2) days' leave of absence with pay, from Noon, September 22nd, to 5:00 p.m., September 24, 1971.

It would certainly be advantageous for the City's Mental Health Service to have information on problems and developments in a large urban area such as Toronto. I, therefore, recommend that 2.1/2 days' leave of absence with pay be granted Dr. R.J. McQueen for this purpose."

Your Board RECOMMENDS that the above request of the Medical Health Officer be approved.

FOR ADOPTION SEE PAGE(S) 586

BOARD OF ADMINISTRATIONPROPERTY MATTERSAUGUST 27, 1971RECOMMENDATIONS

1. Acquisition of Lessee's Interest
Provincial Courts (Vancouver) Complex
234 Powell Street "Golden Star Rooms"

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 2, Property Matters, November 27th, 1970, confirmed by Council, December 1st, 1970, approving the acquisition of Lot 26, Block 5, D.L. 196, known as 230 to 234 Powell Street, wherein it was noted that the operator of "Golden Star Rooms" at 234 Powell was renting on a month-to-month basis.

This operator, Lee Bow Quon, has held these premises for 15 years. The last renewal lease for a term of 7 years expired in December, 1969, and was not renewed as the owners had been informed of the City's intention to acquire the property. This rooming-house business occupies the upper two floors of the building. The business consists of 26 sleeping rooms, a community kitchen and lavatories on each floor plus a two-room unit for the operator. This party owns all furnishings and equipment associated with the business.

The lessee alleges that his lease would have been renewed for a further term of 4 years but for the City's intervention. His statement has been corroborated by the former owners.

Following consultation with the City Solicitor, negotiations were entered into with the lessee who agrees to accept the sum of \$1,500.00 in settlement of all claims and deliver up vacant possession of these premises on August 31st, 1971. This settlement is considered to be fair and equitable and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to settle all claims of the lessee herein for the sum of \$1,500.00 as of August 31st, 1971 on the foregoing basis chargeable to Code 442/1207, Magistrates' Courts Site."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Lease Renewal - Situated N/E Corner
7th Avenue and Fir Street

The Supervisor of Property and Insurance reports as follows:

"Lot C, Block 290, D.L. 526, forms part of the Granville Bridge right-of-way and has been leased to Oswald Smith Holdings for parking purposes since September 1st, 1966. The current 5-year lease will expire on August 31st, 1971, and the lessee has requested a lease renewal subject to the same terms and conditions.

. . . Cont'd.

Board of Administration, August 27, 1971 . . . (PROPERTY MATTERS - 2)

Clause No. 2 (Cont'd.)

The Supervisor of Property and Insurance upon review, recommends that Lot C, Block 290, D.L. 526 be leased to Oswald Smith Holdings Limited, for that period September 1st, 1971 to October 31st, 1975, to coincide with a termination date of adjoining City-owned Lots D and E, Block 290, D.L. 526 leased and operated by Oswald Smith Holdings Limited. The rental to be increased from \$15.00 per month plus taxes to \$52.00 per month plus all taxes as if levied.

RECOMMENDED that the above lease be renewed for the period, September 1st, 1971 to October 31st, 1975, at a rental of \$52.00 per month, plus all taxes as if levied, subject to the remaining terms and conditions as contained in the current agreement."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Acquisition for Replotting Purposes
2796 Grandview Highway

The Supervisor of Property and Insurance reports as follows:-

"Lot 2, Block A, Sec. 44, T.H.S.L., known as 2796 Grandview Highway, situated in the block bounded by the Grandview Highway, Kaslo Street, 14th Avenue and Slocan Street, has been offered for sale to the City by the Administrator of the Estate of the late owner.

It is considered that it would be advantageous for the City to acquire this property for the following reasons:-

- (a) The City presently owns all of this block excepting the subject property at the S.W. corner of the Grandview Highway and Kaslo Street and two other improved single lots on 14th Avenue in the Southerly portion of this block.
- (b) City-owned Lot 1, fronting on the Grandview Highway, is a large parcel with an area of approximately 1 acre, zoned C-2 Commercial. This parcel has been leased for many years and is presently held by International Equipment Ltd. under a five-year lease expiring in March, 1974.
- (c) The subject property (Lot 2) comprises a single lot, 33.06' x 121.87', zoned C-2 Commercial, improved with a one-storey frame dwelling erected in 1940. This dwelling has been well maintained and is in good condition. There is also a double garage on the property. This property is unoccupied at present and if purchased, it is proposed to rent same until required for alternate use. The City will obtain a reasonable return on its investment.
- (d) The Southerly portion of this block is zoned RS-1 One Family Dwelling District. It has been proposed by the Director of Planning that the C-2 zoning in the Northerly portion of the block revert to RS-1. The acquisition of Lot 2 would eliminate the possibility of development of this lot for commercial purposes.

. . . Cont'd.

Board of Administration, August 27, 1971 . . . (PROPERTY MATTERS - 3)

Clause No. 3 (Cont'd.)

Following negotiations, the representative of the beneficiaries has agreed to sell for the sum of \$18,350.00 as of July 31st, 1971. This price is considered to be fair and equitable.

It is noted that the Director of Planning concurs in the acquisition of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$18,350.00 on the foregoing basis, chargeable to the Property Purchases for Resale Account - Code #4953/815."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Sales: Residential

RECOMMENDATION:

Recommended that the following sales by tender received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offers received.

re: Lots 25-28, 37-40, 42-44, N.E. 1/4, Section 16,
Plan 6055, all in Block 1, (Zoned: RS-1)
Area bounded by Penticton and Slocan Streets
and 26th Avenue and lane South of 23rd Ave.

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
George Rusin	25	42' x 120'	\$13,557.57	City Terms @ 9%	Subject to bulkhead agreement.
George Rusin	26	42' x 120'	\$13,557.57	City Terms @ 9%	"
George Rusin	27	42' x 120'	\$13,557.57	City Terms @ 9%	"
Lite Constr. Ltd.	28	42' x 120'	\$13,100.00	City Terms @ 9%	"
W.R. Constr. Ltd.	37	42' x 120'	\$13,514.00	City Terms @ 9%	"
Montroyal Estates Limited	38	42' x 120'	\$13,557.57	City Terms @ 9%	"

. . . Cont'd.

Board of Administration, August 27, 1971 . . . (PROPERTY MATTERS - 4)

Clause No. 4 (Cont'd.)

John Rusin	39	42' x 120'	\$13,557.57	City Terms @ 9%	"
John Rusin	40	42' x 120'	\$13,359.57	City Terms @ 9%	"
Ming Loo & May Loo	42	42' x 120'	\$13,500.00	Cash	"
Dickman Constr. Ltd.	43	42' x 120'	\$12,800.00	City Terms @ 9%	"
K & W Constr.	44	42' x 120'	\$13,000.00	City Terms @ 9%	"

re: Lots 23-34, 44-46, Block 2, N.E. 1/4 Section 46
Plan 6055, (Zoned RS-1)
Area bounded by Penticton and Slocan Streets
and 26th Avenue and lane South of 23rd Ave.

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
K. & W. Constr. Limited	23	39' x 120'	\$12,800.00	City Terms @ 9%	Subject to bulkhead agreement.
Zlomislic Zarko	24	39' x 120'	\$12,530.00	City Terms @ 9%	"
K. & W. Constr. Limited	25	39' x 120'	\$11,500.00	City Terms @ 9%	"
K. & W. Constr. Limited	26	39' x 120'	\$11,500.00	City Terms @ 9%	"
K. & W. Constr. Limited	27	39' x 120'	\$11,500.00	City Terms @ 9%	"
Par Constr. Limited	28	39' x 120'	\$11,500.00	City Terms @ 9%	"
Helmut Wenzel	29	39' x 120'	\$12,856.00	City Terms @ 9%	"
Helmut Wenzel	30	39' x 120'	\$12,856.00	City Terms @ 9%	"
Helmut Wenzel	31	39' x 120'	\$12,856.00	City Terms @ 9%	"

. . . Cont'd.

Board of Administration, August 27, 1971 . . . (PROPERTY MATTERS - 5)

Clause No. 4 (Cont'd.)

W.R. Constr. Limited	32	39' x 120'	\$13,666.00	City Terms @ 9%	"
W.R. Construction Limited	33	39' x 120'	\$13,666.00	City Terms @ 9%	"
Morawsky, Hugo	34	39' x 120'	\$13,840.00	City Terms @ 9%	"
Nicola & Domenic Taddei	44	39' x 120'	\$12,775.00	City Terms @ 9%	"
Nicola & Domenic Taddei	45	39' x 120'	\$13,575.00	City Terms @ 9%	"
Kline Bros. Realty Ltd	46	39' x 120'	\$12,500.00	City Terms @ 9%	"

re: Lots A, B, C and D, Blocks 1 & 2, N/E $\frac{1}{4}$ Section 46, Plan 13755. (Zoned: RS-1)
Area bounded by Penticton & Slocan Sts. & 26th Ave. & lane South of 23rd Avenue

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Michele & Filomena Gasparro	A	50' x 100'	\$14,050.00	City Terms @ 9%	NIL
Kline Bros. Realty	B	50' x 100'	\$12,900.00	City Terms @ 9%	NIL
Kline Bros. Realty	C	50' x 100'	\$12,890.00	City Terms @ 9%	NIL
B.J. Kent	D	50' x 100'	\$13,200.00	City Terms @ 9%	NIL

Conditions of Sale

- 1) The above lots were advertised subject to the lots having been filled and underground springs known to exist in the area, and prospective purchasers being required to first satisfy themselves as to drainage and soil conditions.
- 2) Lots A, B, C and D, Blocks 1 & 2, are sold subject to the existing endorsement on the titles reserving mineral rights in favour of the Crown.

. . . Cont'd.

Board of Administration, August 27, 1971 . . . (PROPERTY MATTERS - 6)

Clause No. 4 (Cont'd.)

q Lots K and L, Block 9, D.L. 320, Plan 14162
 West Side of Holland Street at 46th Avenue.
 (Zoned: RS-1)

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
John D. Friesen	K	61' x 124'	\$24,251.00	City Terms @ 9%	NIL
Alfred D. & Winnie Adrian	L	60.56' x 124'	\$24,252.00	City Terms @ 9%	NIL

Recommendation

5. Blood Alley: Stanley & New Fountain Hotels

The Corporation Counsel reports as follows:

"In accordance with Council's instructions contained in its resolution of May 18th, 1971, the necessary agreements and the conveyancing documents relating to the purchase of Blood Alley by the City have been prepared. These documents include:

(1) Agreement for Sale

This contract defines the conditions of sale, calls for a completion date in the first week of September, 1971, provides for the completion of the work of clearing and grading of the site by the seller prior to payment of the \$60,000.00 purchase price and for execution and delivery of an encroachment agreement upon completion of the balcony and staircase which will extend over the area to be conveyed.

(2) Conveyancing Documents

Conveyance is to be by way of deed and resolution dedicating the site for highway purposes.

Council may subsequently close and stop up all or any portion of the site and grant such leases, licences and easements as may from time to time be required for the advantageous development of the area.

(3) Encroachment Agreement

This contract provides for the ownership, maintenance and repair of sewage lines, a drainage system for the Stanley and New Fountain Hotels and a sump which will remain beneath the area to be conveyed to the City. This contract has been approved by the City Engineer and provides for payment of the usual rental charge as set out in the 'Encroachment By-law'.

The above documents have been sent to the appropriate parties for execution.

Board of Administration, August 27, 1971 . . . (PROPERTY MATTERS - 7)

Clause No. 5 (Cont'd.)

IT IS RECOMMENDED that Council accept a conveyance of the site on the above terms and dedicate the site for highway purposes; AND FURTHER that His Worship the Mayor and the City Clerk be authorized to execute all necessary instruments."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved, subject to a clearance by Central Mortgage & Housing Corporation that the developer has fulfilled his obligations to complete the housing portion of his Contract.

* * *

FOR ADOPTION SEE PAGE(S) 586